

FOR SALE

9740-9748 TITAN COURT, LITTLETON, CO 80125



PROPERTY OVERVIEW

BUILDING TYPE: INDUSTRIAL CONDOMINIUMS

UNIT SIZE / LIST PRICE: UNIT 4015: 1,650 SF / \$516,000
UNIT 4017: 1,650 SF / \$465,000
UNIT 4019: 1,650 SF / \$465,000
UNIT 4021: 1,650 SF / \$530,000
UNIT 4814: 1,250 SF / \$395,000

LOT SIZE: 3.58 AC

ZONING: GENERAL INDUSTRIAL

POWER: 100A, SINGLE-PHASE

CONSTRUCTION TYPE: METAL/STEEL WITH STONE FACADE

YOC: 2023

OWNER ASSOCIATION FEES: UNITS 4015-4021: \$280/MO
UNIT 4814: \$230/MO



PROPERTY FEATURES

- Ideal for business, personal, or auto storage
- Located in a secure, gated community
- Quick access to CO Highway 85 and C-470

PROPERTY HIGHLIGHTS

- Water bib/gas bib
- High efficiency electric heat
- LED lighting
- Temperature controlled units
- Common restrooms and clubhouse (Phase II)



FOR MORE INFORMATION, PLEASE CONTACT

CRAIG MYLES, SIOR
 VICE PRESIDENT
 303.570.9641
 CMYLES@PINNACLAREA.COM

RC MYLES, CCIM, SIOR
 PRINCIPAL, SENIOR LEADERSHIP
 303.947.7850
 RCMYLES@PINNACLAREA.COM

JOE OWSTON
 ASSOCIATE ADVISOR
 303.396.2663
 JOWSTON@PINNACLAREA.COM

KIANNA STARIN
 ASSOCIATE ADVISOR
 720.638.5417
 KSTARIN@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

